

In the year two thousand and nine

An Ordinance amending an ordinance entitled Zoning

Relative to Parking and Loading Requirements

Be it ordained by the City Council of the City of Beverly as follows, to wit:

(1) Amend Section 29-25 of the Zoning Ordinance entitled "Parking and Loading Requirements" by amending the table in subsection A. as follows:

(a) Add ", including subsidized elderly housing facilities that provide shared living arrangements" after the phrase "Congregate Housing for the Elderly and Permanently Disabled"; and

(b) Add "IG, IR" to the list of districts in which two (2) parking spaces are required for residential units.

With the amendments, the table at Section 29-25.A. would read as follows (new text in *italics*):

USE	MINIMUM OFF-STREET PARKING SPACES REQUIRED
Residential units in CC District of 1 bedroom or smaller	1 space per residential unit
Residential units in the CC District with more than one bedroom, residential uses in the CG, CN, WD, <i>IG, IR</i> , RHD, RMD, R-6, R-10, R-15, R-22, R-45, and R-90 zoning districts	2 spaces per residential unit
Rooming house, hotel, motel	1 space for each rental unit plus 1 space for each eight seats provided for eating and meeting facilities
Bed and breakfast establishment	1 space for every room rented, plus 2 space
Hospital	1 space for every 2 beds
Clubs, lodges, and similar uses	1 space per 400 sq. ft. of gross floor area
Auditorium, theater, general meeting facilities or place thereof	1 space for every 4 seats, permanent or otherwise
Business and professional offices	1 space for every 250 sq. ft. of gross floor area
Retail trade establishment, personal service	1 space for every 275 sq. ft. of gross floor area for those establishments under 10,000 sq. ft. in gross floor area; 1 space for every 200 sq. ft. of gross floor area for those establishments over 10,000 sq. ft. in gross floor area
Clinic or medical buildings, including medical offices as an accessory use in a residential dwelling	1 space for every 150 sq. ft. of gross floor area
Restaurant or similar indoor place dispensing food, drink, or refreshment	1 space for every 4 seats, permanent or otherwise
Schools	1 space for each 500 sq. ft. of floor space, exclusive of basements
Wholesale and storage in enclosed buildings	1 space per 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft.; 1 space per 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft.; 1 space for each 4,000 sq. ft. of gross floor area for areas in excess of the initial 40,000 sq. ft. of gross floor area
Open storage	1 space for every 1,000 sq. ft. of the lot devoted to

	the use thereon
Manufacturing, assembly, processing, research, printing, and publishing	2.5 spaces per 1,000 sq. ft. of gross floor area
Congregate housing for the elderly and permanently disabled, <i>including subsidized elderly housing facilities that provide shared living arrangements</i>	.75 space per unit
Marina	.5 space per boat moored, docked, stored, or trailered. Between September 15 th and May 15 th , up to 80% of the required parking spaces may be used for winter storage of boats, floats, runways, and associated equipment. On or before May 16 th , 70% of the required parking spaces must be clear and available for motor vehicle parking. By June 15 th , 100 percent of the required parking spaces must be clear and available for motor vehicle parking.

- (2) Amend Section 29-34.B.2. of the Zoning Ordinance entitled "Inclusion of Affordable Housing - Applicability" by inserting the phrase "nursing homes, projects meeting the definition of subsidized elderly housing or congregate elderly housing, nor to" between the phrases "This Section does not apply to..." and "...the rehabilitation of any building or structure..."

With the amendment, Section 29-234.B.2. would read as follows (new language in *italics*):

"This Section does not apply to *nursing homes, projects meeting the definition of subsidized elderly housing or congregate elderly housing, nor to* the rehabilitation of any building or structure wholly or substantially destroyed or damaged by fire or other casualty; provided, however, that no rehabilitation or repair shall increase the number of dwelling units on the lot as existed prior to the damage or destruction thereof, except in conformance with this Section."

Amend subsection A. of Section 29-25 of the Beverly Zoning Ordinance by inserting the phrase ", including subsidized elderly housing facilities that provide shared living arrangements" after the phrase "Congregate Housing for the Elderly and Permanently Disabled" and by adding "IG, IR" to the list of districts in which two (2) parking spaces are required for residential units; and amend Section 29-34.B.2. of the Zoning Ordinance by inserting the phrase "nursing homes, projects meeting the definition of subsidized elderly housing or congregate elderly housing, nor to" between the phrases "This Section does not apply to..." and "...the rehabilitation of any building or structure..."